

**MINUTES  
LAKE COUNTY  
MT. PLYMOUTH-SORRENTO  
PLANNING ADVISORY COMMITTEE**

**January 25, 2006**

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, January 25th, 2006 at 3:00 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

**Members Present:**

G. Curtis Duffield, President  
Priscilla Bernardo Drugge, Vice-President  
Betty Ann Christian, Secretary

Tim Bailey  
Dr. Ronald Holman  
Jeanne Etter  
Tommy Hight

Minnie Bollar  
Scott Taylor  
Judy Weis

**Member Absent:**

Sid Caruthers

**Staff Present:**

Terrie Diesbourg, Director Customer Services Division  
Joan Greaney, Public Hearing Coordinator, Comprehensive Planning Division  
Quinette Durkin, Property Manager, County Attorneys Office  
Shannon Suffron, Senior Planner, Comprehensive Planning Division  
Stacy Allen, Senior Planner, Planning & Development Division  
Commissioner Catherine Hanson, Lake County Board of County Commission  
Laura Knutson, Program Coordinator, Central Florida Sustainable Communities Initiative (CFSCI)

**Others Present:**

Commissioner Catherine Hanson, Lake County Board County Commissioners  
Laura Knutson, Program Coordinator, Central Florida Sustainable Communities Initiative (CFSCI)  
Keith Schue, Local Planning Agency member

G. Curtis Duffield, President called the meeting to order at 3:00 p.m. and noted that a quorum was present. He confirmed that Proof of Publication was on file in the Planning

and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute. It was noted that Tommy Hight was sick and he was leaving. It was stated that they would forgo the reading of minutes, but noted that minutes of August 10th as amended, December 14<sup>th</sup>, as amended, November 19<sup>th</sup>, as submitted.

Motion to approve minutes was made and seconded. Motion approved.

Curtis began by stating that this was a work session with discussion of formats for Committee review.

Ms. Laura Knutson requested that the Committee break into groups. Lengthy discussion on the box and the boundaries of it began.

Laura presented two maps on size and scale of the box and with a few key points. First one, Hamlet Scenario, about 300 acres and the second, Town Scenario, it is bigger, about 700 acres.

Laura was asked to define a neighborhood: somewhere between 40 – 160 acres. Discussion continues on boundaries and concerns with direction from Laura, on how to draw and make comments, define what is inside that box, and to make use of the trace paper provided.

Ms. Priscilla Drugge addressed two situations; the interior box is a quarter mile from 3 intersections, as pointed out in Miller Sellen. The clear box in the middle is the highest the residential would be. Priscilla noted that in a picture that she had prepared she made a buffer of 1 unit per acre; that green is the Wekiva Study area, and the dotted line is commercial-residential; it fits the Hamlet idea that Laura presented.

Multiple discussions on issues of utilities, septic tanks, defined urban areas, commercial problem areas, densities, core areas, connectivity, environmental stand points, zoning, lesser densities from the core out, and generally defining the box.

Curtis asked for a consensus on the East side and Mr. Keith Schue referenced the different FLU, how they relate to the box, he described the characteristics, and more discussion followed.

Curtis stated that they are concerned with the blending in the red areas and, asked how they can be blended.

Ms. Shannon Suffron adds that they will focus on policy in the second half of the exercise. Keith adds that we just need to define items today.

Commissioner Hanson mentions that in the Mt. Plymouth area they could possibly still have residential, professional types of offices as part of transitional, not part of the Town Center.

Laura questions the logic of extending into the Wekiva area.

Jeanne wants it noted, "What determines one box from another?" The agreement and response was density.

Shannon said there is language for a mix-use development district that we are coming up with in the Comprehensive Plan, but they have not decided what densities will be applied, and assures them the group will get into this.

There is further discussion on the box and determining densities.

Jeanne wants it noted where apartments and condominiums densities will be allowed.

Mr. Bailey states that this is not a survey point, but rather a conceptual point.

Commissioner Hanson added that they be careful, not to create too much of the linear and not allow for the breadth (width).

Tim asked if we had a consensus agreement on what they drew.

Laura said they were moving to next stage, which is blending.

Priscilla asked if they needed a motion, and Laura added that she and Shannon would use the data that comes out of this meeting, and create a more defined map, with policies to back it up. Then there would be a better understanding. Shannon explained what she has done with parcels and blending.

Multiple discussions on the Green Areas and commercial areas continue.

Priscilla, Jeanne, Keith, Tim and Laura discussed the red box and what is inside and outside of it.

Commissioner Hanson noted that the whole area in Urban Node had the potential of being 5 ½ units per acre, but could be cut back and moved to lower densities in the outlying areas, and remain more dense in the core area. The red will be mostly commercial/mix-use with 5 ½ units per acre, noting that in reality they were not going to get 5 ½ units per acre. Commissioner Hanson advised the Committee to consider this, and look at the gradual change if they are going to have lower density on the outside, and she mentioned that it might include the yellow area.

Keith stated that in reality they would have much less than 5 ½ per acre, and Commissioner Hanson agreed.

Multiple discussions began again on the following subjects: areas of the red (core area) and yellow (surrounding area), what is allowed and not allowed, densities, sub dividing, units per acre, making decisions to guide the Board of County Commissioners, the rights

of owners and their parcels, also the economy and single family homes.

Curtis called for a consensus to move forward, and added, “Not that we have a consensus”.

Priscilla wants the red area defined as their mixed-use, residential, market place corridor and noted that they can come back to that.

Laura proposes, “What if the State says S.R. 46 must be widened; if you do not want this, then consider other routes.”

Priscilla said, when it happens, the committee can deal with it. She thanked Laura for her concern.

Tim said, as the beltway is finished, heavy traffic will come here.

Laura said they needed to consider inner connectivity and they all agreed that is where they were headed. She added that it was up to the developers to consider the inner connectivity.

The discussion continued on connectivity, and being careful not to turn one of their roads into a highway, but rather limiting them to two-lane roads while being careful not to do that to every road, or traffic would not move.

Shannon and Laura both want someone from Public Works and the Metropolitan Planning Organization (MPO) to come in for the next meeting, to tie into the road network conversation.

Conversation continued on roads, policy constraints, and State Road 46 as voices stated, that what the Committee wanted may not hold off the pressures to expand.

Shannon suggests having a Regional Transportation Study so that they will have an overall plan. The “how” has not been developed yet, but it will be worked out.

Jeanne has requested 2 or 3 more meetings as a “working-committee”.

Shannon proposes that these items need to be worked out so it can be included in the Comprehensive Plan, and the need to switch gears and have one person come in, and speak on the following topics:

- Transportation
- Economic Development-Commerce Parks
- Creating a Tax Incrementing Finance District or Community Development

Shannon directed that the committee make these part of their work sessions to add to the value of the process. She noted that a transportation attendee will be at our next meeting,

February 8<sup>th</sup>, at 3 pm.

Discussion continues on expressway, mix use, urban sprawl, one-unit per acre, the Employment Center, roadways, Commerce Park, and employment.

Shannon suggested designations along the Turnpike Corridor on the Future Land Map. They are proposing a high intensity development district to handle changes with the turnpike location. Shannon advised that they consider focusing their higher density designations along the turnpike area.

Curtis suggested that they move forward, as there are enough issues to review.

Shannon added that she needed general policies for their framework area. She directed that they will have a market corridor and design guidelines; noting, that these are not policies related to what is happening in the Town Center. Shannon mentioned deadlines she must meet with their information, and gave direction for specifications on the creation of overlay districts, gateways, protection of the rural character, and the rural roadway network.

Multiple discussions continued and Jeanne noted that there had been 15 to 20 discussions on rural. Jeanne requests a definition of "what Rural means?" Let this community sit down and set this definition for rural.

Shannon stated that at the recent BCC meeting, the Board requested something concrete from the Mt. Plymouth Sorrento Advisory Committee and that they would come back in ninety (90) days. Shannon requested that the Committee draft a set of policies, design guidelines and a better defined map, to help the Board with something concrete to go on.

Jeanne suggested that they could make an interim presentation, not the entire thing, to the Board so they would know where the Committee was at.

The general agreement was to come back at the next meeting, and nail down some definite boundaries. The committee felt that input from the Transportation Division would be helpful in deciding on densities and policies. Conversation continued on these subjects.

Keith suggested that land proposed for urban development, outside the Wekiva River Protection area, and outside the Community Core District (Red Box), may be allowed to develop at a maximum density of two dwelling units per acre. Keith noted, "You still have to take care of the property rights issue, and if you have zoning that allows more than that, you may have to accept it." Keith quoted some draft policies in reference to this. He will have documentation at the next meeting.

Curtis requested that they move on to Land Use and there was a short break.

Shannon mentioned that she had emailed all the draft policies and comments she had

received; copies of comments were also provided to all. Shannon stated that the committee would go over the policies (objectives) and add their input and thoughts.

Discussion began with mutual comments about the committee's desire to maintain in their wording, the name "Rural Lifestyle" and "small town feel". The committee agreed to the wording "Rural/Village" and it was accepted as a consensus.

Shannon stated that the recognition of the Mt. Plymouth-Sorrento community is next and that "Rural/Village" will replace the word "rural" in the policy statements. Discussion continued and questions were directed to Shannon about the community, services as to sewer and septic, utilities and what will make their community work.

Keith added that the Local Planning Agency had discussed what utilities provide and what that would mean in terms of densities, and the Urban Land Use Series. The Urban Land Use Series starts with greater than one unit per acre, so state this as an area of specific Urban Character instead of an area to be urbanized. Keith adds, that to be true to that statement "not to be urbanized," we would have to change the Future Land Use to be one unit per acre or less. There is an internal inconsistency with adding things on the map that are followed within the Urban Land Use Series, and then, have a statement that says it will not be urbanized. There is a factual internal inconsistency there, and the Department of Community Affairs will find it. Keith cautions to be specific about character.

Shannon introduced discussion about zoning overlay districts. Directing the Committee to set up guidelines and standards for developers who come in, and what rules they will go by.

Shannon introduced the subject of gateways coming from C.R. 437- North & South, C.R. 435 (South Entrance) to Wolf branch Road, and S.R. 46 East coming into Mt. Plymouth; adding that no definitions about where these gateways will end will exist.

Next, there were multiple discussions with direction from Shannon on the Market Street Corridor which runs along S.R.46, as well as the need for language, which states the different standards for the different areas, and the need to define the guidelines. Shannon further directed that policies can be incorporated into the Comp Plan and the FLU, and as the committee progressed further, they could flush those out. Shannon commented that having policy in the Comp Plan, means you have made tremendous progress.

Jeanne added, this is still a draft and Curtis agreed.

Shannon added that they still have time to 'tweak policies' as the Comp Plan goes and comes from DCA. What Shannon has received today gives her enough to work on.

There was discussion about the reception of emails, a reminder of Sunshine Law guidelines as to email discussions, and were the emails getting heard. Shannon will make certain that all members get copies of emails, and requested that she be notified should

they not receive them.

Jeanne asked if a motion was needed to make email comments a draft, and Shannon directed that this could be done at a later time, after more discussion.

Commissioner Hanson asked if the Market Place would have adequate parking, and gave an example of the City of Sanford having parallel parking as opposed to angle parking. Commissioner Hanson added that they want to encourage access to garages in the alley ways and encourage the committee to have wording regarding urban gutters and swales.

Priscilla added that you may not want to eliminate all “off-street parking”.

Curtis added, “We encourage all off-street parking.” He then asked for clarification on the Gopher Tortoise.

Keith talked about the relocation option with the tortoise and added information about respiratory disease and the resulting inability to relocate these tortoises.

Curtis added that you can go to the website for the Fish and Game Commission to obtain a framework that works on the problem of the Gopher Tortoise.

The Committee suggested that they look further into the Gopher Tortoise relocation versus protection issues, combine these concerns with other species issues, while remaining consistent with other policies of the same.

Stacy Allen, Senior Planner with Lake County Current Planning was introduced and it was noted that the Gopher Tortoise policy could be developed with the Land Development Regulations, as they have the appropriate language for the tortoise concerns.

Keith asked, “Do you want to treat Gopher Tortoises differently here then everywhere else in the County?”

Commissioner Hanson cautioned that you would want to be consistent and go along with the rest of Lake County. She cautioned that we can make recommendations, but we cannot go beyond.

Shannon added that the Wekiva Study area will have higher regulations than any in the County. Keith said that the same policies for the Wekiva Study Area could be applied here.

Curtis suggested moving on to Concurrency, but Commissioner Hanson stated that it would be a “given”. Curtis suggested that they continue and mentioned Open Space.

Curtis stated Open Space, should not include front or back yards, golf courses, greens and driving ranges.

Laura suggested that she would be hesitant to include golf courses.

Commissioner Hanson stated she had heard that there would be no new golf courses in the Mt. Plymouth-Sorrento area, adding that they do not need one. Keith agreed that this was a small enough area to support that.

Tim Bailey moved on to the subject of referring to SR 46 as “Main Street”.

Scott Taylor requested conversations between Lake County and Department of Transportation to turn over that portion of SR 46 on the East, from wherever it breaks off, and on the West, to wherever that connects in.

Commissioner Hanson mentioned they have to apply for “Main Street” designation, and Laura added, you must have someone on staff, someone from the community do this.

Curtis put forth that they need connectivity in the area, if traffic is to route back into S.R. 46, without going onto Main Street.

Priscilla mentioned that since Traffic was going to be next, she wanted a proposal put out on lighting.

Laura added that the “Mt. Plymouth Sorrento community should pursue the International Dark Sky recognition by making sure that all outdoor, commercial public and residential lighting shall adhere to the International Dark Sky Association regulations, and that existing villages will be brought into compliance at the event of their sale ....” the ending of the statement drifts off and is covered by multiple voices.

Shannon suggested that we have a general policy in the Land Development that complies with the Dark Sky Regulations.

Priscilla added that going for the Dark Sky recognition puts them in a position of having to go for a “full cut off of lights” and this would save money.

Tim made a motion to add the Dark Sky’s recognition and the connectivity issues to their policy. The committee agreed upon a consensus.

Curtis opened the floor to comments and questions.

Amedia Gideon (name not clear) lives on Wolf branch Road, with husband George, she voiced concerns about traffic, growth, and that the area should accommodate growth.

Leslie Garvis also lives on Wolf branch Road, and she also voiced concerns over the traffic & development on Wolf branch; adding how the semi trucks speeding by upset her horses. Ms. Garvis hoped there would not be anymore increases in traffic in that area. She also requested more clarification on the areas of discussion, instead of just pointing

and saying here, during committee discussions. Ms. Garvis stated that all the information on line is too general, and noted that developers must have a better idea than the public, as they are very active in the area.

Priscilla stated that the information is general now, but in six to eight months, it would be more specific.

Dr. Ronald Holman directed a response about the Wekiva Parkway and the northern portions of the beltway interchange on Round Lake Road, noting that they would remove traffic from the Wolf branch Road area. Dr. Holman told Ms. Garvis that the idea is to keep local traffic local.

Priscilla added that the Expressway Authority would meet in the spring, noted the month of April and directed to Ms. Garvis, that she could learn more about the beltway at one of those meetings.

Priscilla made the motion to adjourn the meeting. Tim seconded it.

The Chair adjourned the meeting at 6 p.m.

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Joan M. Greaney  
Lake County Public Hearing Coordinator

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Betty Ann Christian  
Secretary